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**Title:**

Press release: Queenstown Shopping Centre

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PRESS RELEASE FROM THE PREMIER, MR. DUNSTAN.QUEENSTOWN SHOPPING CENTRE.

29.8.72

The special committee investigating the proposed Queenstown Shopping Centre believes the scheme is contrary to the Metropolitan Development Plan, and that the site should be primarily residential.

A twenty nine page report by the five member committee was tabled in State Parliament today by the Premier, Mr. Dunstan.

The committee, headed by Mr. D.A. Speechley of the State Planning Authority, urged a four-point course of action.

Firstly, the committee said, it should be pointed out to the Port Adelaide Council that, in the Government's view, the Myer proposal for a shopping centre at Queenstown is considered contrary to the Metropolitan Development Plan, and that the site should be developed for primarily residential purposes.

It should be pointed out to the Council that it would be in the longer-term interest of Port Adelaide and the Metropolitan area that the Port Adelaide Plaza project be encouraged as a nucleus of major redevelopment of the existing Port Adelaide Centre.

(This involves redevelopment of the area around St. Vincent Street.)

Secondly, the committee suggested that discussions be held with the Myer organisation with a view to encouraging them either to participate in redevelopment of the Port Adelaide Centre or to participate with the West Lakes organisation in the proposed West Lakes Centre.

Thirdly, the committee suggested that the West Lakes organisation be asked to review carefully the scale of its proposed West Lakes Centre.

The committee said the Government was concerned that the redevelopment of the Port Adelaide centre should be given every encouragement and was anxious that the proposed West Lakes Centre should not operate to its detriment.

Finally the committee suggested that the objective of Port Adelaide Plaza Pty. Ltd. to pursue redevelopment of Port Adelaide Centre be encouraged in co-operation with the Council and other authorities, but that their attention be drawn to the need for major revisions to the proposals submitted.

Commenting on the report, Mr. Dunstan said the findings had been communicated both to Myers and the West Lakes Corporation.

"I have issued invitations to them to consult together with the Port Adelaide and Woodville Councils to see whether satisfactory development in accordance with the committee's recommendations can be agreed on.

"I have indicated that, if this can be done, the Government would be prepared to introduce the necessary legislation and to involve itself in redevelopment in the area to ensure both the redevelopment and to avoid loss to the companies concerned", the Premier said.

In its report the committee noted that Port Adelaide Council planning regulations reflected the Metropolitan Development Plan in that they included the Queenstown site in a zone the primary purpose of which was residential.

"The committee is of the opinion that the location of a major shopping centre within such a zone is contrary not only to the Metropolitan Development Plan, but also to the spirit and intention of the Council's zoning regulations", the report said.

Members of the committee were:

Mr. Speechley (Chairman); Mr. R.F. Beverley, Highways Department; Mr. M.L.W. Bowering, Crown Law Department; Mr. K.T. Hockridge, Department of Minister of Local Government; and Mr. I.G. Holliday, Department of the Premier and Development.

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